

December 15, 2010

ITEM NO. B3

**AUTHORIZATION TO EXECUTE CONTRACT WITH MAXWELL SERVICES, INC.
FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) –
GROUP 2**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Maxwell Services, Inc. in the amount of \$806,486.00 for capital maintenance work in the ten (10) units in and around Buildings 3, 4 and 6 (Group 2) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 3143 S. Lituanica Ave., 3145 S. Lituanica Ave., 3147 S. Lituanica Ave., 3151 S. Lituanica Ave., 3155 S. Lituanica Ave., 3157 S. Lituanica Ave., 3159 S. Lituanica Ave., 3118 S. Green St., 3124 S. Green St. and 3130 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

FUNDING

General Fund

RECOMMENDATION SUMMARY

Specification No: 10 - 00603

Vendor: Maxwell Services, Inc.
3130 S. Kolin Ave.
Chicago, IL 60623

Contract Type: Construction

Contract Amount: \$806,486.00

Number of Vendors Solicited: 952
(including 525 MBE/WBE Firms)

Assist Agencies: 72

Number of Pick-Ups: 30

Number of Bids Received: 5

Contract Time: Ninety (90)

calendar days from the
date set forth in the Notice
to Proceed, except for
landscaping and site work
which must be completed
by June 1, 2011

Date Advertised:

September 20, 2010

Pre-Bid Conference:

September 24, 2010

Site Visit:

September 24, 2010

Addendum No. 1 issued:

October 13, 2010

Addendum No. 2 issued:

October 15, 2010

Date Bids Opened:

October 22, 2010

Advertisement Publication(s):

Chicago Sun-Times

Chicago Defender

El Dia

CHA Website

BuySpeed Online

M/W/DBE Participation:

Direct MBE 60 % WBE _____ % DBE _____ %

Indirect MBE _____ % WBE _____ % DBE _____ %

Waiver _____ (Yes/No)

Section 3:

Hiring # 2 Subcontracting \$ _____ Other Economic Opportunities _____

GENERAL BACKGROUND

As part of the Capital Maintenance Program, the Chicago Housing Authority (CHA) solicited bids for general contractors to perform capital maintenance work for Buildings 3, 4 and 6 at Bridgeport Homes (IL2-004). The work is to be performed in the (10) units at the following addresses: 3143 S. Lituanica Ave., 3145 S. Lituanica Ave., 3147 S. Lituanica Ave., 3151 S. Lituanica Ave., 3155 S. Lituanica Ave., 3157 S. Lituanica Ave., 3159 S. Lituanica Ave., 3118 S. Green St., 3124 S. Green St. and 3130 S. Green St. The interior Scope of Work includes the creation of two (2) new ADA accessible units. For each ADA unit, the bottom floors of two (2) side-by-side duplex row houses will be joined together into a single street level unit. The upper levels of the row houses will also be joined together to provide a single “flat-style” unit. All units will receive new kitchens, bathrooms and mechanical, electrical and plumbing upgrades. In all of the units, the existing drywall will be patched and painted and the light fixtures, tub surrounds, range hoods, and selected doors will be replaced. On the outside, selected shrubbery will be removed or replaced and designated concrete landings and patios will be replaced. Concrete walks and ramps will be installed and brick infill work performed. In addition, selected windows, sills and doors will be upgraded.

PROCUREMENT HISTORY

The CHA advertised Invitation for Bid (IFB) No. 10 – 00603 on September 20, 2010 for capital maintenance work needed in and around Buildings 3, 4 and 6 (Group 2) at Bridgeport Homes. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender, El Dia, on the CHA website and on BuySpeed Online.

The Pre-bid meeting and Site Visit were held on September 24, 2010. The CHA issued Addendum No. 1 on October 13, 2010. It changed the bid submittal date from October 14, 2010 to October 22, 2010. Addendum No. 2 was issued October 15, 2010 to answer Requests for Information, and distributed selected revised and new drawings and technical specification sections, and release updated BF pages.

The CHA received and opened five (5) bids on October 22, 2010.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and the Capital Construction Department held a pre-award survey meeting with Maxwell Services, Inc., the apparent low bidder. The firm responded to questions on the thoroughness of its bid, the amount of the work it planned to self-perform, and its capacity to perform this work. The firm's proposed project team was reviewed and its projection of a longer lead-time for several materials

was discussed. In addition, the Compliance Officer gave an overview of new compliance procedures.

After reviewing the submitted bid materials and its responses at the pre-award survey meeting, the Department of Procurement and Contracts has determined that Maxwell Services, Inc. is the lowest responsive and responsible bidder.

Based on the foregoing, it is in the CHA's best interest for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute a contract with Maxwell Services, Inc. in the amount of \$806,486.00 for capital maintenance work at the ten (10) in and around Buildings 3, 4 and 6 (Group 2) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 3143 S. Lituanica Ave., 3145 S. Lituanica Ave., 3147 S. Lituanica Ave., 3151 S. Lituanica Ave., 3155 S. Lituanica Ave., 3157 S. Lituanica Ave., 3159 S. Lituanica Ave., 3118 S. Green St., 3124 S. Green St. and 3130 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

RESOLUTION NO. 2010-CHA-166

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH MAXWELL SERVICES, INC. FOR CAPITAL MAINTENANCE WORK AT BRIDGEPORT HOMES (IL2-004) – GROUP 2";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Maxwell Services, Inc. in the amount of \$806,486.00 for capital maintenance work in the ten (10) units in and around Buildings 3, 4 and 6 (Group 2) at Bridgeport Homes (IL2-004). Work is to be completed in the ten (10) units at 3143 S. Lituanica Ave., 3145 S. Lituanica Ave., 3147 S. Lituanica Ave., 3151 S. Lituanica Ave., 3155 S. Lituanica Ave., 3157 S. Lituanica Ave., 3159 S. Lituanica Ave., 3118 S. Green St., 3124 S. Green St. and 3130 S. Green St. within ninety (90) calendar days from the date set forth in the Notice to Proceed, except for exterior landscaping and site work, which shall be completed by no later than June 1, 2011.

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